



Self-Review – Vacation Rental Properties

What sales are subject to sales tax and transient room tax?

Taxable

Rental charges on lodging where each stay is for less than 30 consecutive days
Non-refundable deposit
Innkeeper fee (imposed by some cities)
Cleaning fee
Transaction fee
Other service fees related to lodging (booking, utilities, amenities, pets, etc.)
Rollaway bed charge

Nontaxable

Rental charges on lodging where each stay is for 30 consecutive days or more
Refundable deposit (any non-refunded portion is taxable)
Parking fee
Late payment fee

What purchases are subject to sales and use tax?

Taxable

Furniture and decorations
Household appliances
Electronics (TVs, DVD players, stereos, CDs, computers & accessories, etc.)
Complimentary food provided to renters
Kitchen/cleaning supplies
Towels and bathroom supplies (soap, shampoo, tissue, etc.)
Bedding
Magazine subscriptions
Repairs to tangible personal property
Other tangible personal property purchased to be used or consumed, including Internet purchases*

Nontaxable

Advertising fees (newspaper, magazine, internet, etc.)
Room cleaning services
Services to property (landscaping, lawn care, snow removal, etc.)
Repairs to building (or to other real property)
Separately stated delivery charges**

*Internet purchases are treated the same for sales and use tax purposes as any other out-of-state purchases (i.e. catalog purchases from out-of-state) and payment of the use tax to the Tax Commission is required by the purchaser if the seller does not collect the tax.

** Prior to July 1, 2005, delivery charges (handling charges, shipping and handling, etc.) were subject to tax unless the charge was the actual shipping amount. After July 1, 2005, all separately stated delivery charges are nontaxable.

Please be aware these examples are NOT all-inclusive. These lists are intended to provide you with general guidelines regarding the taxability of your sales and purchases. If you have questions, please contact us at one of the numbers listed on the cover letter, and we will be happy to discuss them with you.

Additional information may be found in Administrative Rules R865-19S-79, R865-19S-96, and R865-21U-6, and Publication 56. These references and other supplemental research sources may be found on the Internet at tax.utah.gov.